



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00124 Zaragoza Corporate Center Replat “C”
Application Type: Resubdivision Combination
CPC Hearing Date: January 5, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: East of Joe Rodriguez Drive and South of Americas Avenue
Acreage: 28.52 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: C-4/c (Commercial/conditions)
Proposed Zoning: C-4/c (Commercial/conditions)

Nearest Park: Rio Grande River Trail #2 (0.93 mile)
Nearest School: South Loop Elementary School (1.49 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not in an impact fee area and is not subject to impact fees.

Property Owner: Verde Nasa Apartments, LP
Applicant: Verde Realty
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) & R-F (Ranch-Farm)/ Freeway & Vacant
South: C-4/c/sc (Commercial/conditions/special contract)/ Industrial Development
East: M-1/sc (Manufacturing/ special conditions)/ Industrial Development & Vacant
West: C-4/c/sc (Commercial/conditions/special contract)/ Industrial Development & Vacant

THE PLAN FOR EL PASO DESIGNATION: Light Industrial.

APPLICATION DESCRIPTION

The applicant proposes to resubdivide the subject property because all subdivision improvements for the original Zaragoza Corporate Center plat were not completed within the two-year period required by the previous subdivision code. The proposed resubdivision includes the northeastern portion of the original Zaragoza Corporate Center plat. The plat includes five commercial lots, the smallest measuring 3.26 acres in size. Access will be from Joe Rodriguez Drive.